



AGENDA • JULY 28, 2025

REGULAR MEETING

110 State Street

6:00 PM

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. OPENING PRAYER -- Commissioner Erin Moore**
- 4. APPROVAL OF MINUTES**
- 5. UPDATES FROM CITY COUNCIL**

Consider Approval PR25-0010-PUD: Carter Engineering Consultants, INC., applicant, and Beaverdam Creek 463 LLC, property owner, seek rezoning on approximately +/- 161.8 acres located at Ila Road, further identified as Map/Parcels 010 002 and 010 046, from R3 (Two-Family Residential District) to PUD (Planned Unit Development). *Approved unanimously by City Council with 17 conditions.*

Consider Approval PR25-0011: Rezoning-Commercial: Remedy Investments LLC, applicant, and RUC Holdings ULC, property owner, request approval of an updated site plan on approximately +/- 20 acres located at Homer Road Intersection & South of Highway 441, further identified as Map/Parcel 020 058 and 020 030B, C2 (General Commercial District). *Approved unanimously by City Council.*

Consider Approval PV25-0001: Variance: Terry R Porter, applicant, and Terry R. Porter, property owner, request a rear yard area variance from 20 ft. to 2 ft. on approximately +/- .23 acres located at 180 Bill Anderson Blvd, further identified as Map/Parcel C14 026. *(Applicant requested to withdraw application - 07/17/25)*

Consider Approval PV25-0002: Variance: Terry R Porter, applicant, and Terry R. Porter, property owner, request a side yard area variance from 30 ft. to 10 ft. on approximately +/- .23 acres located at 180 Bill Anderson Blvd, further identified as Map/Parcel C14 026. *(Applicant requested to withdraw application - 07/17/25)*

Consider Approval PV25-0003: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request a use variance to reduce Sec. 2-206. R3, Two-Family Residential District for Single-Family Detached, and Two-Family Residential (Duplex) development in areas served by public sanitary sewer to an "attached 'for sale' dwelling" on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024. *Council denied unanimously*

Consider Approval PV25-0004: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request a use variance to reduce minimum lot size

14,520 sq. ft. (0.33 acres) in Table 2-2A, Dimensional Requirements for Agriculture and Residential Zoning Districts to 10,000 sq. ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024. *Council denied unanimously*

Consider Approval PV25-0005: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request an area variance to reduce minimum lot width of 75 ft. in Table 2-2A Dimensional Requirements for Agriculture and Residential Zoning Districts to 40 ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024. *Council denied unanimously*

Consider Approval PV25-0006: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request an area variance to reduce side setback from 15 ft. in Table 2-2A Dimensional Requirements for Agriculture and Residential Zoning Districts to 0 ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024. *Council denied unanimously*

6. OLD BUSINESS

- A. **PR25-0004: Rezoning - PUD:** Ken Gary, applicant, and Fifty Five Fifty, property owner, seek rezoning from AR, (Agriculture Residential) District and C-2, (General Commercial) District to PUD, (Planned Unit Development) on approximately +/- 23.4 acres and further identified as 1134 State Street, Map/Parcels 009 028 and 009 028A.

7. NEW BUSINESS

- A. **PR25-0012: Rezoning - Residential:** Regal Investment Holdings, LLC, applicant, seek rezoning on approximately +/- 29.54 acres located between Highway 441 and Belmont Park Drive, further identified as Map/Parcels 009 014 and 009 015B, from AR (Agriculture Residential) to R-1 (Single Family Residential - Low Density District). (*Applicant requested to withdraw administratively on July 22, 2025*)
- B. **PV25-0007: Variance:** Regal Investment Holdings, LLC; applicant, requests an area variance to exceed the 300 feet maximum length for a cul-de-sac dead end street (Section 4-209D), on approximately +/- 29.54 acres located between Highway 441 and Belmont Park Drive, further identified as Map/Parcels 009 014 and 009 015B. (*Applicant requested to withdraw administratively on July 22, 2025*)
- C. **PV25-0008: Variance:** Regal Investment Holdings, LLC; applicant, request an area variance to exceed the 600 feet maximum length for a local street without an intersection (Section 4-209C), on approximately +/- 29.54 acres located between Highway 441 and Belmont Park Drive, further identified as Map/Parcels

009 014 and 009 015B. (Applicant requested to withdraw administratively on July 22, 2025)

- D. **PV25-0009: Variance:** Nahum Lopez & Isis Narvaez, property owners, request an area variance to reduce the front setback from 35 feet in Table 2-2A Dimensional Requirements for Agricultural and Residential Zoning Districts, to 0 feet on approximately +/- 0.64 acres located at 10 Ivey Street, further identified as Map/Parcel C15 109.
- E. **PFPMIN25-0002: Minor Final Plat-640 Hosptial Road:** J.W. York Properties, LLC; applicant, has submitted a minor plat packet to divide 640 Hospital Road, further identified as Map/Parcel C17 068B, into 6 lots to construct 5 residential structures. The zoning is R-2 and those standards must be followed on the building application packets upon this approval. The applicant is proposing to leave the existing building on the parent parcel and the intended use is to rezone to commercial.
- F. **PFPMAJ25-0003: Major Final Plat-635 Madison Street-Cotton Gin Row Subdivision:** BCS Madison, LLC, owner, has submitted a final plat application packet for the 9 lots at 635 Madison Street for the Cotton Gin Row Subdivision, further identified as Map/Parcel 010 024, on approximately 5.745 acres.

8. DISCUSSION ITEMS & ANNOUNCEMENTS

- Public Hearing - Comprehensive Plan Update - Aug. 4 at 6pm during City Council Work Session
 - Draft Available: <https://arcg.is/1KzS8>
- Historic Overlay/Ordinance Working Group Kick-Off Meeting - PC Members Vice Chair Wilson & Commissioner Edwardson (Aug 5)
 - Working Group consists of members from City Council, Planning Commission, DDA, and staff
 - Looking to determine: Citywide vs. Overlay District & Define "Historic"

Announcements:

- Recreation Department - moving to 545 Cedar Dr (Old Planning & Utilities Building) - Aug. 1
- CPD National Night Out - Aug. 5 from 5p-8p @ Spencer Park
- Cruisin' Commerce Car Show - Aug. 9 from 2p-9p @ State Street Parking Lot (Admin Complex)
- Tigers on the Town Pep Rally - Aug. 14 from 6p-8:30p @ Spencer Park
- GDOT Resurfacing Project - Broad & Elm streets from Washington Street to Ila Rd
 - Planned start August 18
 - Work to take place nightly from 8p-7a until completed

9. ADJOURNMENT